

COMPUTER ✓
RECORDED ✓
COMPALED ✓

REC \$ 5⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰

001531
FILED NO. _____
BOOK 2001 PAGE 1531
2001 APR 18 AM 10:54

THIS DOCUMENT PREPARED BY: Claire B. Patin, Attorney at Law, 106 E. Salem, Indianola, IA 50125 515-961-2474

WICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Mark C. Friend and Dianna L. Friend

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

LEGAL DESCRIPTION:

PARCEL "E", LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE SOUTH 0°11'06" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, 38.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°39'09" WEST, 398.62 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 84°50'00" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, 912.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 0°01'48" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, 653.59 FEET; THENCE NORTH 85°22'33" EAST ALONG AN EXISTING FENCE, 984.34 FEET; THENCE NORTH 0°11'06" WEST ALONG AN EXISTING FENCE, 397.63 FEET; THENCE NORTH 85°23'24" EAST, 329.10 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 0°11'06" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, 229.92 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 16.647 ACRES, INCLUDING 0.178 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

3255 Valleyview Trail

together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this easement.

The Easement shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto.

It is agreed that crop damage will be paid by the GRANTEE. The GRANTEE, its successors and assigns, hereby promise to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of GRANTORS, if any damage there be, will be kept to a minimum.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHERE OF, the GRANTORS have executed this instrument this 22nd day of March, 2001.

Mark C. Friend

Mark C. Friend
STATE OF IOWA, ss:

Dianna L. Friend

Dianna L. Friend

On this 22nd day of March, 2001, before me the undersigned, a notary public in and for State of Iowa appeared

Mark Friend and Dianna Friend

to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Carolyn L. Loderich
Notary Public

